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December 8, 2006

Mr. Alan J. Steinberg
Regional Administrator
United States Environmental Protection Agency – Region II
290 Broadway
New York, New York 10007-1866

Re: Response to Comments
PCB Remediation – Risk-Based Confirmation Under 40 CFR § 761.61(c)
Flushing Industrial Park
College Point Boulevard and 40th Road, Flushing, New York

Dear Mr. Steinberg:

AKRF Engineering, P.C. (AKRF) is in receipt of your letter dated December 5, 2006 regarding the risk-based PCB remediation being performed under the guidance of the New York State Department of Environmental Conservation (NYSDEC) at the above-referenced site. The USEPA comments are indicated in italics, and our response is indicated below each comment.

The first bullet under the heading discussing potentially complete pathways lists soil dermal contact by off-site resident. Please clarify how off-site residents might be exposed to soil, since we do not understand how the pathway could be potentially complete for this receptor.

In order to be conservative, dermal contact by off-site residents was considered a potentially complete exposure pathway, as soil disturbance during remediation or construction could result in particulate to blow off-site, or soil to be tracked off-site by vehicles or workers. This potential contact is being mitigated by implementation of the site-specific Health and Safety Plan (HASP) during remedial work in known contaminated areas, and the Construction Health and Safety Plan (CHASP) during general construction. Dust control measures will be implemented throughout remediation and construction. A decontamination pad and stabilized construction entrance was utilized during remediation, and a stabilized construction entrance will be maintained during construction.

The fifth bullet under the heading discussing potentially complete pathways discusses off-site surface water incidental ingestion, inhalation or dermal contact. You state that “analytical results for groundwater samples collected in monitoring wells on the property indicated elevated concentrations (relative to NYSDEC Class GA Standards) of PCBs.” Please provide these concentrations.

Total and dissolved PCB groundwater concentrations for the former Property monitoring wells are provided on the attached Table 1, and the well locations are depicted on Figure 1. Dissolved PCB concentrations on the Property ranged from no detection to 0.99 parts per billion (ppb). The maximum total PCB concentration was 2.8 ppb. The NYSDEC Class GA standard for PCBs is 0.09 ppb.

The second bullet under the conclusions heading reference the backfill meeting the Site-Specific Action Level criteria, or the NYSDEC TAGM criterion for PCBs. Please clarify what both these standards specify.

The Site Specific Action Level (SSAL) for remediation of PCBs was 10 parts per million (ppm). The TAGM 4046 criteria for PCBs are 1 ppm for surface and 10 ppm for subsurface soils. The final surface of the planned development will consist of buildings, concrete or asphalt paving, or in landscaped areas, two feet of clean fill which meets the TAGM 4046 criterion of 1 ppm for PCBs.

The on-site material reused as backfill consisted of Parcel 1 soil outside of the designated hotspots; concrete, brick and asphalt generated during building demolition and site grading; and buried concrete from removal of former building foundations. Each of the materials was analyzed and confirmed that concentrations were less than the SSALs. The maximum PCB concentration in samples collected from each of these three on-site backfill sources was 1.1 ppm for Parcel 1 soil, 1.88 ppm for at grade concrete, brick and asphalt, and 0.86 ppm for buried concrete. On-site soil will not be reused within the top two feet of landscaped areas.

The material imported to the Property for use as backfill consisted of: rock from the Croton Wastewater Treatment Plant construction site in Bronx, NY, and rock from a construction site located on East 119th Street in New York, NY. The samples collected from material imported to the Property for backfill had concentrations less than of 1 ppm.

The second bullet under the conclusions heading also discusses various elevations for residual PCB contamination, top of slab elevation and landscaped elevation. Please clarify how these elevations relate to feet above/below ground surface.

Ground surface elevations currently range from about elevation 3.5 to 5 feet; however, site grading is ongoing. Site elevations will be changing throughout construction of the foundations of the planned development. As mentioned in our October 26, 2006 submittal, all areas with residual PCBs have been backfilled with a minimum of two (2) feet of clean fill. As part of the final development, all areas of residual contamination will be covered with a total of at least four (4) feet of clean fill and/or concrete slabs associated with the new building.

Based on this response in conjunction with our previous submittals, we request your confirmation that the remediation performed on the Property constitutes an appropriate risk-based approach to PCB remediation.

Please call Marcus at 646-388-9527 or Kate at 646-388-9525 if you have any questions.

Sincerely,
AKRF Engineering, P.C.



Marcus Simons
Senior Vice President



Kathleen Brunner
Senior Environmental Scientist

Attachments: Table 1 – Groundwater Analytical Results - PCBs
Figure 1 – Site Plan with Former Monitoring Wells

cc: Vivian Chin – EPA Region 2, Edison, NJ
Daniel Walsh, Ioana Munteanu-Ramnic, Vadim Brevdo – NYSDEC Region 2
Beth Guidetti – NYSDOH

cc via email:
Harvey Schultz, Michael Brenner – C.E. Flushing, LLC
Mark Chertok, Jennifer Coglan – Sive Paget & Riesel

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Flushing Industrial Park

Table 1

Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-1 206484-012 5/6/2004 1 ug/L	MW-1 210446-008 8/15/2005 1 ug/L	CE-MW-2 206484-014 5/6/2004 1 ug/L	CE-MW-A** 206484-022 5/6/2004 1 ug/L	CE-MW-3 206484-028 5/7/2004 1 ug/L	MW-3 210446-012 8/17/2005 1 ug/L
Aroclor 1016		0.057 U	0.057 U	0.057 UJ	0.057 UJ	0.063 U	0.057 U
Aroclor 1221		0.11 U	0.11 U	0.11 UJ	0.11 UJ	0.12 U	0.11 U
Aroclor 1232		0.081 U	0.081 U	0.081 UJ	0.081 UJ	0.09 U	0.081 U
Aroclor 1242		0.072 U	0.072 U	0.072 UJ	0.072 UJ	0.08 U	0.072 U
Aroclor 1248		0.06 U	0.06 U	0.06 UJ	0.06 UJ	0.067 U	0.06 U
Aroclor 1254		0.094 U	0.094 U	0.094 UJ	0.094 UJ	0.1 U	0.094 U
Aroclor 1260		0.082 U	0.16 J	0.87 J	0.71 JN	0.091 U	0.082 U
Total PCBs	0.09	ND	0.16	0.87	0.71	ND	ND

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-1 206484-013 5/6/2004 1 ug/L	MW-1 210446-008 8/15/2005 1 ug/L	CE-MW-2 206484-015 5/6/2004 1 ug/L	CE-MW-A** 206484-023 5/6/2004 1 ug/L	CE-MW-3 206484-029 5/7/2004 1 ug/L	MW-3 210446-012 8/17/2005 1 ug/L
Aroclor 1016-Dissolved		0.057 U	0.057 U	0.057 UJ	0.057 UJ	0.061 U	0.057 U
Aroclor 1221-Dissolved		0.11 U	0.11 U	0.11 UJ	0.11 UJ	0.11 U	0.11 U
Aroclor 1232-Dissolved		0.081 U	0.081 U	0.081 UJ	0.081 UJ	0.087 U	0.081 U
Aroclor 1242-Dissolved		0.072 U	0.072 U	0.072 UJ	0.072 UJ	0.077 U	0.072 U
Aroclor 1248-Dissolved		0.06 U	0.06 U	0.06 UJ	0.06 UJ	0.065 U	0.06 U
Aroclor 1254-Dissolved		0.094 U	0.094 U	0.094 UJ	0.094 UJ	0.1 U	0.094 U
Aroclor 1260-Dissolved		0.082 U	0.082 U	0.81 J	0.99 J	0.088 U	0.082 U
Total Dissolved PCBs	0.09	ND	ND	0.81	0.99	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-4 206484-024 5/7/2004 1 ug/L	MW-4 210645-001 8/31/2005 1 ug/L	MW-6 210579-017 8/30/2005 1 ug/L	CE-MW-7 206484-016 5/6/2004 1 ug/L	CE-MW-8 206484-037 5/11/2004 1 ug/L	MW-8 210645-002 8/31/2005 1 ug/L
Aroclor 1016		0.057 U	0.057 U	0.057 U	0.057 U	0.064 U	0.057 U
Aroclor 1221		0.11 U	0.11 U	0.11 U	0.11 U	0.12 U	0.11 U
Aroclor 1232		0.081 U	0.081 U	0.081 U	0.081 U	0.091 U	0.081 U
Aroclor 1242		0.072 U	0.072 U	0.072 U	0.072 U	0.081 U	0.072 U
Aroclor 1248		0.06 U	0.06 U	0.06 U	0.06 U	0.067 U	0.06 U
Aroclor 1254		0.094 U	0.094 U	0.094 U	0.094 U	0.11 U	0.094 U
Aroclor 1260		0.082 U	0.082 U	0.082 U	0.082 U	0.092 U	0.14 JM
Total PCBs	0.09	ND	ND	ND	ND	ND	0.14

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-4 206484-025 5/7/2004 1 ug/L	MW-4 210645-001 8/31/2005 1 ug/L	MW-6 210579-017 8/30/2005 1 ug/L	CE-MW-7 206484-017 5/6/2004 1 ug/L	CE-MW-8 206484-038 5/11/2004 1 ug/L	MW-8 210645-002 8/31/2005 1 ug/L
Aroclor 1016-Dissolved		0.057 U	0.057 U	0.057 U	0.057 U	0.061 U	0.057 U
Aroclor 1221-Dissolved		0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U
Aroclor 1232-Dissolved		0.081 U	0.081 U	0.081 U	0.081 U	0.086 U	0.081 U
Aroclor 1242-Dissolved		0.072 U	0.072 U	0.072 U	0.072 U	0.077 U	0.072 U
Aroclor 1248-Dissolved		0.06 U	0.06 U	0.06 U	0.06 U	0.064 U	0.06 U
Aroclor 1254-Dissolved		0.094 U	0.094 U	0.094 U	0.094 U	0.1 U	0.094 U
Aroclor 1260-Dissolved		0.082 U	0.082 U	0.082 U	0.082 U	0.087 U	0.082 U
Total Dissolved PCBs	0.09	ND	ND	ND	ND	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-9 206484-032 5/10/2004 1 ug/L	MW-9 210446-003 8/9/2005 1 ug/L	CE-MW-10 206663-1 5/20/2004 1 ug/L	MW-10 210446-001 8/9/2005 1 ug/L	MW-10 DUP 210446-002 8/9/2005 1 ug/L	CE-MW-11 206484-034 5/10/2004 1 ug/L
Aroclor 1016		0.066 U	0.057 U	0.057 U	0.057 U	0.062 U	0.057 U
Aroclor 1221		0.12 U	0.11 U	0.11 U	0.11 U	0.12 U	0.11 U
Aroclor 1232		0.093 U	0.081 U	0.081 U	0.081 U	0.088 U	0.081 U
Aroclor 1242		0.083 U	0.072 U	0.072 U	0.072 U	0.078 U	0.072 U
Aroclor 1248		0.069 U	0.06 U	0.06 U	0.06 U	0.065 U	0.06 U
Aroclor 1254		0.11 U	0.094 U	0.094 U	0.094 U	0.1 U	0.094 U
Aroclor 1260		0.094 U	0.8	2.8	0.2 J	0.23 J	0.082 U
Total PCBs	0.09	ND	0.8	2.8	0.2	0.23	ND

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-9 206484-033 5/10/2004 1 ug/L	MW-9 210446-003 8/9/2005 1 ug/L	CE-MW-10 206663-1 5/20/2004 1 ug/L	MW-10 210446-001 8/9/2005 1 ug/L	MW-10 DUP 210446-002 8/9/2005 1 ug/L	CE-MW-11 206484-035 5/10/2004 1 ug/L
Aroclor 1016-Dissolved		0.064 U	0.067 U	0.062 U	0.063 U	0.063 U	0.065 U
Aroclor 1221-Dissolved		0.12 U	0.12 U	0.12 U	0.12 U	0.12 U	0.12 U
Aroclor 1232-Dissolved		0.091 U	0.095 U	0.088 U	0.09 U	0.09 U	0.092 U
Aroclor 1242-Dissolved		0.081 U	0.085 U	0.078 U	0.08 U	0.08 U	0.082 U
Aroclor 1248-Dissolved		0.067 U	0.071 U	0.065 U	0.067 U	0.067 U	0.068 U
Aroclor 1254-Dissolved		0.11 U	0.11 U	0.1 U	0.1 U	0.1 U	0.11 U
Aroclor 1260-Dissolved		0.092 U	0.096 U	0.089 U	0.33 J	0.091 U	0.093 U
Total Dissolved PCBs	0.09	ND	ND	ND	0.33	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	MW-11 210446-018 8/18/2005 1 ug/L	MW-13 210579-018 8/30/2005 1 ug/L	MW-14 210579-013 8/25/2005 1 ug/L	MW-14A (Dupl.) 210579-014 8/25/2005 1 ug/L	CE-MW-15 206484-026 5/7/2004 1 ug/L	MW-15 210446-011 8/16/2005 1 ug/L
Aroclor 1016		0.058 U	0.057 U	0.057 U	0.057 U	0.066 U	0.057 U
Aroclor 1221		0.11 U	0.11 U	0.11 U	0.11 U	0.12 U	0.11 U
Aroclor 1232		0.083 U	0.081 U	0.081 U	0.081 U	0.093 U	0.081 U
Aroclor 1242		0.073 U	0.072 U	0.072 U	0.072 U	0.083 U	0.072 U
Aroclor 1248		0.061 U	0.06 U	0.06 U	0.06 U	0.069 U	0.06 U
Aroclor 1254		0.096 U	0.094 U	0.094 U	0.094 U	0.11 U	0.094 U
Aroclor 1260		0.084 U	0.082 U	0.082 U	0.082 U	0.094 U	0.082 U
Total PCBs	0.09	ND	ND	ND	ND	ND	ND

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	MW-11 210446-018 8/18/2005 1 ug/L	MW-13 210579-018 8/30/2005 1 ug/L	MW-14 210579-013 8/25/2005 1 ug/L	MW-14A (Dupl.) 210579-014 8/25/2005 1 ug/L	CE-MW-15 206484-027 5/7/2004 1 ug/L	MW-15 210446-011 8/16/2005 1 ug/L
Aroclor 1016-Dissolved		0.063 U	0.057 U	0.057 U	0.057 U	0.061 U	0.057 U
Aroclor 1221-Dissolved		0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U
Aroclor 1232-Dissolved		0.09 U	0.081 U	0.081 U	0.081 U	0.086 U	0.081 U
Aroclor 1242-Dissolved		0.08 U	0.072 U	0.072 U	0.072 U	0.077 U	0.072 U
Aroclor 1248-Dissolved		0.067 U	0.06 U	0.06 U	0.06 U	0.064 U	0.06 U
Aroclor 1254-Dissolved		0.1 U	0.094 U	0.094 U	0.094 U	0.1 U	0.094 U
Aroclor 1260-Dissolved		0.091 U	0.082 U	0.082 U	0.082 U	0.087 U	0.082 U
Total Dissolved PCBs	0.09	ND	ND	ND	ND	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-16 206484-018 5/6/2004 1 ug/L	MW-16 210446-010 8/15/2005 1 ug/L	CE-MW-17 206484-004 5/5/2004 1 ug/L	MW-17 210446-004 8/10/2005 1 ug/L	CE-MW-18 206484-006 5/5/2004 1 ug/L	MW-18 210446-017 8/18/2005 1 ug/L
Aroclor 1016		0.057 U	0.057 U	0.057 U	0.073 U	0.057 U	0.063 U
Aroclor 1221		0.11 U	0.11 U	0.11 U	0.14 U	0.12 U	0.12 U
Aroclor 1232		0.081 U	0.081 U	0.081 U	0.1 U	0.081 U	0.09 U
Aroclor 1242		0.072 U	0.072 U	0.072 U	0.092 U	0.084 U	0.08 U
Aroclor 1248		0.06 U	0.06 U	0.06 U	0.077 U	0.06 U	0.067 U
Aroclor 1254		0.094 U	0.094 U	0.094 U	0.12 U	0.11 U	0.1 U
Aroclor 1260		0.082 U	0.082 U	0.082 U	0.11 U	0.082 U	0.091 U
Total PCBs	0.09	ND	ND	ND	ND	ND	ND

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-16 206484-019 5/6/2004 1 ug/L	MW-16 210446-010 8/15/2005 1 ug/L	CE-MW-17 206484-005 5/5/2004 1 ug/L	MW-17 210446-004 8/10/2005 1 ug/L	CE-MW-18 206484-007 5/5/2004 1 ug/L	MW-18 210446-017 8/18/2005 1 ug/L
Aroclor 1016-Dissolved		0.057 U	0.057 U	0.06 U	0.068 U	0.065 U	0.06 U
Aroclor 1221-Dissolved		0.11 U	0.11 U	0.11 U	0.13 U	0.12 U	0.11 U
Aroclor 1232-Dissolved		0.081 U	0.081 U	0.085 U	0.096 U	0.092 U	0.085 U
Aroclor 1242-Dissolved		0.072 U	0.072 U	0.076 U	0.086 U	0.082 U	0.076 U
Aroclor 1248-Dissolved		0.06 U	0.06 U	0.063 U	0.071 U	0.068 U	0.063 U
Aroclor 1254-Dissolved		0.094 U	0.094 U	0.099 U	0.11 U	0.11 U	0.099 U
Aroclor 1260-Dissolved		0.082 U	0.082 U	0.086 U	0.098 U	0.093 U	0.086 U
Total Dissolved PCBs	0.09	ND	ND	ND	ND	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-19 206484-020 5/6/2004 1 ug/L	MW-19 210446-016 8/18/2005 1 ug/L	CE-MW-20 206484-008 5/5/2004 1 ug/L	CE-MW-21 206484-010 5/5/2004 1 ug/L	MW-21 210446-006 8/12/2005 1 ug/L	MW-23 210579-001 8/23/2005 1 ug/L
Aroclor 1016		0.057 U	0.057 U	0.057 U	0.061 U	0.064 U	0.06 U
Aroclor 1221		0.11 U	0.11 U	0.11 U	0.11 U	0.12 U	0.11 U
Aroclor 1232		0.081 U	0.081 U	0.081 U	0.081 U	0.091 U	0.085 U
Aroclor 1242		0.072 U	0.072 U	0.072 U	0.072 U	0.081 U	0.076 U
Aroclor 1248		0.06 U	0.06 U	0.06 U	0.06 U	0.067 U	0.063 U
Aroclor 1254		0.094 U	0.094 U	0.094 U	0.1 U	0.11 U	0.099 U
Aroclor 1260		0.082 U	0.082 U	0.082 U	0.082 U	0.092 U	0.086 U
Total PCBs	0.09	ND	ND	ND	ND	ND	ND

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	CE-MW-19 206484-021 5/6/2004 1 ug/L	MW-19 210446-016 8/18/2005 1 ug/L	CE-MW-20 206484-009 5/5/2004 1 ug/L	CE-MW-21 206484-011 5/5/2004 1 ug/L	MW-21 210446-006 8/12/2005 1 ug/L	MW-23 210579-001 8/23/2005 1 ug/L
Aroclor 1016-Dissolved		0.057 U	0.063 U	0.057 U	0.059 U	0.06 U	0.059 U
Aroclor 1221-Dissolved		0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U
Aroclor 1232-Dissolved		0.081 U	0.09 U	0.081 U	0.084 U	0.085 U	0.084 U
Aroclor 1242-Dissolved		0.072 U	0.08 U	0.072 U	0.075 U	0.076 U	0.074 U
Aroclor 1248-Dissolved		0.06 U	0.067 U	0.06 U	0.063 U	0.063 U	0.062 U
Aroclor 1254-Dissolved		0.094 U	0.1 U	0.094 U	0.098 U	0.099 U	0.097 U
Aroclor 1260-Dissolved		0.082 U	0.091 U	0.082 U	0.085 U	0.086 U	0.085 U
Total Dissolved PCBs	0.09	ND	ND	ND	ND	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	MW-23D 210579-002 8/23/2005 1 ug/L	MW-24 210579-008 8/24/2005 1 ug/L	MW-24D 210579-007 8/24/2005 1 ug/L	MW-25 210579-005 8/23/2005 1 ug/L	MW-25D 210579-012 8/25/2005 1 ug/L	MW-26 210579-011 8/25/2005 1 ug/L
Aroclor 1016		0.057 U	0.057 U	0.062 U	0.06 U	0.057 U	0.057 U
Aroclor 1221		0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U
Aroclor 1232		0.081 U	0.081 U	0.088 U	0.085 U	0.081 U	0.081 U
Aroclor 1242		0.072 U	0.072 U	0.078 U	0.076 U	0.072 U	0.072 U
Aroclor 1248		0.06 U	0.06 U	0.065 U	0.063 U	0.06 U	0.06 U
Aroclor 1254		0.094 U	0.094 U	0.1 U	0.099 U	0.094 U	0.094 U
Aroclor 1260		0.082 U	0.082 U	0.089 U	0.086 U	0.082 U	2 M
Total PCBs	0.09	ND	ND	ND	ND	ND	2

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	MW-23D 210579-002 8/23/2005 1 ug/L	MW-24 210579-008 8/24/2005 1 ug/L	MW-24D 210579-007 8/24/2005 1 ug/L	MW-25 210579-005 8/23/2005 1 ug/L	MW-25D 210579-012 8/25/2005 1 ug/L	MW-26 210579-011 8/25/2005 1 ug/L
Aroclor 1016-Dissolved		0.06 U	0.064 U	0.063 U	0.057 U	0.057 U	0.057 U
Aroclor 1221-Dissolved		0.11 U	0.12 U	0.12 U	0.11 U	0.11 U	0.11 U
Aroclor 1232-Dissolved		0.085 U	0.091 U	0.09 U	0.081 U	0.081 U	0.081 U
Aroclor 1242-Dissolved		0.076 U	0.081 U	0.08 U	0.072 U	0.072 U	0.072 U
Aroclor 1248-Dissolved		0.063 U	0.067 U	0.067 U	0.06 U	0.06 U	0.06 U
Aroclor 1254-Dissolved		0.099 U	0.11 U	0.1 U	0.094 U	0.094 U	0.094 U
Aroclor 1260-Dissolved		0.086 U	0.092 U	0.091 U	0.082 U	0.082 U	0.082 U
Total Dissolved PCBs	0.09	ND	ND	ND	ND	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	MW-27 210579-015 8/26/2005 1 ug/L	MW-27D 210579-016 8/26/2005 1 ug/L	SB-60 210645-003 8/31/2005 1 ug/L	SMW-1 206484-001 4/29/2004 1 ug/L	SMW-1 210446-007 8/12/2005 1 ug/L	SMW-2 210446-013 8/16/2005 1 ug/L
Aroclor 1016		0.057 U	0.057 U	0.057 U	0.06 U	0.057 U	0.057 U
Aroclor 1221		0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U
Aroclor 1232		0.081 U	0.081 U	0.081 U	0.085 U	0.081 U	0.081 U
Aroclor 1242		0.072 U	0.072 U	0.072 U	0.076 U	0.072 U	0.072 U
Aroclor 1248		0.06 U	0.06 U	0.06 U	0.063 U	0.06 U	0.06 U
Aroclor 1254		0.094 U	0.094 U	0.094 U	0.099 U	0.094 U	0.094 U
Aroclor 1260		0.082 U	0.082 U	0.082 U	0.086 U	0.082 U	0.082 U
Total PCBs	0.09	ND	ND	ND	ND	ND	ND

Dissolved PCBs

Client ID Lab Sample ID Date Sampled Dilution Units	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	MW-27 210579-015 8/26/2005 1 ug/L	MW-27D 210579-016 8/26/2005 1 ug/L	SB-60 210645-003 8/31/2005 1 ug/L	SMW-1 206484-002 4/29/2004 1 ug/L	SMW-1 210446-007 8/12/2005 1 ug/L	SMW-2 210446-013 8/16/2005 1 ug/L
Aroclor 1016-Dissolved		0.057 U	0.057 U	0.057 U	0.06 U	0.057 U	0.057 U
Aroclor 1221-Dissolved		0.11 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U
Aroclor 1232-Dissolved		0.081 U	0.081 U	0.081 U	0.085 U	0.081 U	0.081 U
Aroclor 1242-Dissolved		0.072 U	0.072 U	0.072 U	0.076 U	0.072 U	0.072 U
Aroclor 1248-Dissolved		0.06 U	0.06 U	0.06 U	0.063 U	0.06 U	0.06 U
Aroclor 1254-Dissolved		0.094 U	0.094 U	0.094 U	0.099 U	0.094 U	0.094 U
Aroclor 1260-Dissolved		0.082 U	0.082 U	0.082 U	0.086 U	0.082 U	0.082 U
Total Dissolved PCBs	0.09	ND	ND	ND	ND	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
PCBs

Total PCBs

Client ID Lab Sample ID	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	SMW-2A (Dupl.) 210446-014 8/16/2005 1 ug/L	SMW-4 206484-030 5/10/2004 1 ug/L	SMW-4 210645-005 8/30/2005 1 ug/L	FIELD BLANK 206484-039 5/11/2004 1 ug/L	EB-47 210579-003 8/23/2005 1 ug/L	EB-48 210579-009 8/25/2005 1 ug/L
Aroclor 1016		0.057 U	0.057 U	0.057 U	0.062 U	0.071 U	0.057 U
Aroclor 1221		0.11 U	0.11 U	0.11 U	0.12 U	0.13 U	0.11 U
Aroclor 1232		0.081 U	0.081 U	0.081 U	0.088 U	0.1 U	0.081 U
Aroclor 1242		0.072 U	0.072 U	0.072 U	0.078 U	0.09 U	0.072 U
Aroclor 1248		0.06 U	0.06 U	0.3 JH	0.065 U	0.075 U	0.06 U
Aroclor 1254		0.094 U	0.094 U	0.094 U	0.1 U	0.12 U	0.094 U
Aroclor 1260		0.082 U	0.082 U	1.5	0.089 U	0.1 U	0.082 U
Total PCBs	0.09	ND	ND	1.8	ND	ND	ND

Dissolved PCBs

Client ID Lab Sample ID	NYSDEC Class GA Ambient Water Quality Standards ¹ (ppb)	SMW-2A (Dupl.) 210446-014 8/16/2005 1 ug/L	SMW-4 206484-031 5/10/2004 1 ug/L	SMW-4 210645-005 8/30/2005 1 ug/L	FIELD BLANK 206484-040 5/11/2004 1 ug/L	EB-47 210579-003 8/23/2005 1 ug/L	EB-48 210579-009 8/25/2005 1 ug/L
Aroclor 1016-Dissolved		0.057 U	0.063 U	0.057 U	0.057 U	0.061 U	0.057 U
Aroclor 1221-Dissolved		0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U
Aroclor 1232-Dissolved		0.081 U	0.09 U	0.081 U	0.081 U	0.087 U	0.081 U
Aroclor 1242-Dissolved		0.072 U	0.08 U	0.072 U	0.072 U	0.077 U	0.072 U
Aroclor 1248-Dissolved		0.06 U	0.067 U	0.23 J	0.06 U	0.065 U	0.06 U
Aroclor 1254-Dissolved		0.094 U	0.1 U	0.094 U	0.094 U	0.1 U	0.094 U
Aroclor 1260-Dissolved		0.082 U	0.091 U	0.19 J	0.1 J	0.088 U	0.082 U
Total Dissolved PCBs	0.09	ND	ND	0.42	0.1	ND	ND

Flushing Industrial Park
Table 1
Groundwater Laboratory Analytical Results
Notes

1. NYSDEC Class GA Ambient Standard = New York State Department of Environmental Conservation Technical and Operational Guidance Series (1.1.1): Class GA Ambient Water Quality Standards and Guidance Values and Groundwater
2. Laboratory Flags:
J = Result is an estimated value below the reporting limit or a tentatively identified compound (TIC).
M = Manually integrated compound
N = MS, MSD: Spike recovery exceeds the upper or lower control limits.
U = Analyte not detected above the MDL.
UJ = The compound was analyzed for, but not detected. The sample quantitation limit is an estimated quantity due to variance from quality control limits.
JN = Analyte is presumptively present at an approximated quantity.
3. Only PCB analytical results are shown on this table. PCBs were analyzed using EPA Method 8082.
4. Abbreviations:
** Sample MW-A is a blind duplicate from sampling location CE-MW-2.
µg/L = micrograms per liter, or parts per billion
MDL = Method Detection Limit
MS = Matrix Spike
MSD = Matrix Spike Duplicate
ND = Not detected
5. Monitoring well locations are depicted on Figure 1.



FLUSHING INDUSTRIAL PARK, PARCELS 1 - 4
Flushing, New York

SITE PLAN WITH FORMER MONITORING WELLS

DATE
11.29.06
SCALE
1"=100'
PROJECT No
30141
FIGURE No
1

